



The City of Seattle

Ballard Avenue Landmark District Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

BLD 16/22

MINUTES OF THE APRIL 7, 2022 MEETING

TIME: 9:00 A.M.
PLACE: Virtual via WebEx

BOARD MEMBERS PRESENT

Sandy Wolf, Chairperson
Mark Durall
Angela Economou
Tommy Patrick
Cass O'Callaghan

STAFF

Minh Chau Le

ABSENT

Joseph Herrin
Kaia Wahmanholm, Vice Chairperson

In-person attendance was prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation was limited to access by the WebEx Event link or the telephone call-in line provided on the agenda.

040722.1 CALL TO ORDER AND ROLL CALL

Chairperson Sandy Wolf called the meeting to order at 9:06 am and determined a quorum was present. She asked Board members to disclose any conflicts related to the proposal.

040722.2 PUBLIC COMMENT

There was no public comment.

040722.3 APPLICATIONS FOR CERTIFICATES OF APPROVAL

040722.31 KAVU & Axiom Skinny Lot
5419 & 5417 Ballard Ave NW
Applicant: Annalea Overa, Axiom Design Build

The staff provided summary of the project thus far consisting of four preliminary briefings provided to the Board and one Preliminary Certificate of Design approval granted by the Board between fall 2019 and current. The staff cited the relevant guidelines: Guideline 2-Secretary of the Interior Standards, a,b, c, e, f, i, j; Guideline 14-Additions to Existing Buildings; Guideline 15- New Construction, b, c, d, e, f, g, h, k. The staff shared existing building photos, site plan, floor plan, section drawing, elevation drawings, survey. The staff shared proposed renderings, massing, elevation drawings, section drawing, color and materials samples. The staff said that physical color and material samples had been distributed to Board members in advance of the meeting.

Applicant statement: Annalea Overa of Axiom Design Build described the features that had been added subsequent to the Preliminary Certificate of Approval: exterior lighting features, the addition of a vertical post on the west side of the building, and structural reinforcement required for the existing Kavu storefront.

Tommy Patrick supported the choice of color and materials.

Sandy Wolf cited Guideline 4- Building Materials and Fixtures prohibiting large expanses of stucco and asked whether the proposed northern exterior stucco complied.

The Board suggested the proposed stucco on the second story northern exterior be replaced with CMU as provided in the color and materials sample, with the NW building corner to be treated similarly to the other building corners with stucco from the rear of the building wrapping

Sandy Wolf made a motion to approve the application with the following amendments: the lighting color temperatures be changed to 2700 K and the north exterior wall be changed to the same CMU as presented in the color and materials samples.

Cass O'Callaghan seconded the motion.

5 in favor, 0 opposed, 0 abstained. The motion carried.

040722.4 APPROVAL OF MINUTES
No minutes had been prepared for approval.

040722.5 BOARD BUSINESS
None

040722.6 REPORT OF THE CHAIR
None

040722.7 STAFF REPORT
The staff reported that the Board positions of Architect currently held by Sandy Wolf and Historian currently held by Cass O'Callaghan would be advertised soon and filled in 2022.

Meeting adjourned at 10:00 am

Respectfully submitted,

Minh Chau Le
Board Coordinator